RESEARCH HIGHLIGHT

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2006 Census Housing Series: Issue 4— Growth in Household Incomes and Shelter Costs, 1991-2006

INTRODUCTION

This Research Highlight examines growth of household incomes and shelter costs in Canada from 1991 to 2006. These two elements play major roles in determining the range of housing people are able to afford.[1] With the necessary financial resources, households can buy or rent well-appointed, spacious homes in desirable locations. For less fortunate households, however, even paying for basic shelter may be a challenge. They may face a choice between spending high fractions of their incomes on housing and/or settling for homes that are crowded or in poor physical condition in order to reduce expenses.

Other Highlights in the 2006 Census Housing Series examine housing needs – whether households live in acceptable housing and, if not, whether they could afford to do so. This issue complements those analyses of housing conditions by reviewing economic developments and the associated income and shelter cost patterns underlying the housing choices of Canadian households. It shows that the period from 1991 to 2006 comprises three different phases, each featuring distinct patterns of income and shelter cost growth.

Household Incomes and Shelter Costs

Household incomes are the sum of the incomes of all household members. All income data presented here are before taxes.

Shelter costs for renters include rent and any payments for electricity, fuel, water and other municipal services. **Shelter costs for owners** include mortgage payments (principal and interest), property taxes, and any condominium fees, along with payments for electricity, fuel, water and other municipal services.

Unless otherwise indicated, cost and income data are unadjusted for inflation. Income data collected by the Census of Canada refer to the calendar year preceding the Census, whereas shelter cost estimates refer to the census year. Shelter-cost-to-income ratios (STIRs) are computed directly from these data, that is, by comparing shelter costs to incomes from the previous year.

Census data used in the analysis of costs and incomes exclude farm, band and reserve households; households with incomes of zero or less; and households whose shelter costs equal or exceed their incomes. Shelter costs for farm households are not separable from costs related to other farm structures. Shelter costs are not collected for households whose housing costs are paid through band housing arrangements (both on and off reserve). For the purpose of measuring affordability, CMHC regards STIRs of 100% or more and STIRs for households with incomes of zero or less as uninterpretable.

[1] Households can also pay for shelter out of their savings.

Canada

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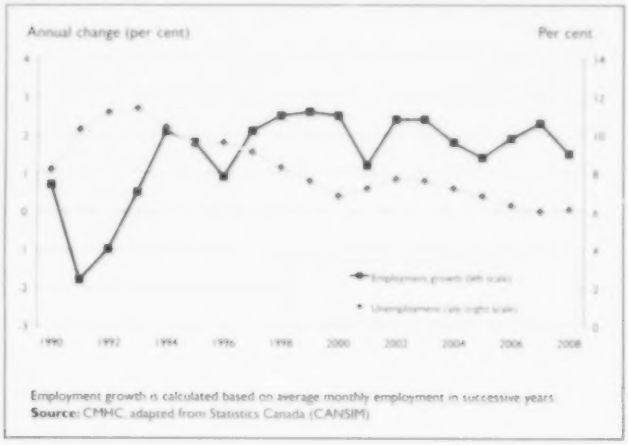
HOME TO CANADIANS

FINDINGS

Economic Conditions Influence Incomes and Shelter Costs

Since 1991, changes in incomes and shelter costs have broadly reflected the shifting fortunes of the Canadian economy. In the early 1990s, employment growth in Canada was weak following the 1990-91 recession (see Figure 1). Economic growth subsequently strengthened in the late 1990s, and job creation accelerated, ushering in a decade of falling unemployment rates, rising labour force participation, and robust job gains.

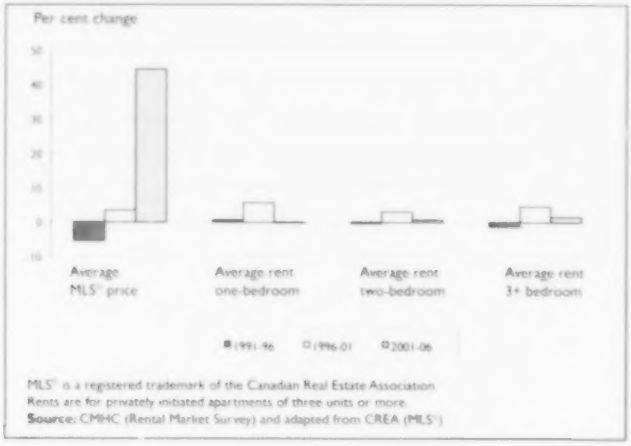


Employment growth is calculated based on average monthly employment in successive years.
Source: CMHC, adapted from Statistics Canada (CANSIM)

Figure 1 Job Creation and Unemployment Rate, Canada, 1990-2008

With more money in their pockets and the prospect of continued gainful employment, Canadians went looking to buy homes, and builders met increases in demand by raising production. The number of homes built annually in Canada increased by over 80 per cent between 1996 and 2006.[2] In the same period, the rate of homeownership jumped from 63.6 to 68.4 per cent, easily surpassing the gain of the previous 25 years.[3]

In the face of robust housing demand, real housing prices began to creep up in the late 1990s, before growing rapidly from 2001 to 2006 (see Figure 2). From 2001 to 2006, the average resale housing price in Canada increased by over 40 per cent after adjustment for inflation. Average rents also rose faster in real terms after 1996 than in the first half of the decade but, in contrast to housing prices, did not accelerate after 2001. In fact, rent increases moderated. Real rents scarcely increased at all from 2001 to 2006, as the exodus of households out of rental housing into home ownership raised rental vacancy rates.[4]



MLS® is a registered trademark of the Canadian Real Estate Association.
Rents are for privately initiated apartments of three units or more.
Source: CMHC (Rental Market Survey) and adapted from CREA (MLS®)

Figure 2 Real Change in Average MLS® Residential Prices and Average Rents, Canada, 1991-2006

A Range of Factors Affect the Shelter Costs Households Actually Pay

Changes in shelter costs will, to a degree, follow the general trend in prices and rents. For a number of reasons, however, we can expect that shelter costs will not move in lockstep with housing prices and rents. One reason is that neither house prices nor, to a lesser degree, rents reflect shifts in utility costs, a component of shelter costs that rose faster than the rate of inflation throughout the period from 1991 to 2006.[5]

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[2] In 1996, 117,834 homes were completed, compared to 215,947 in 2006.

[3] According to census data, the homeownership rate in Canada was 60.3 per cent in 1971. Ownership rates quoted here describe all private households in Canada. As noted earlier (see box on first page), data used elsewhere to analyze incomes and shelter costs exclude farm, band, and reserve households and households with uninterpretable shelter-cost-to-income ratios.

[4] The vacancy rate in privately initiated apartment structures of three units or more went from 1.7% in 2001 to 2.7% in 2006.

[5] According to the Consumer Price Index, the cost of water, fuel, and electricity rose 75% from 1991 to 2006, more than double the increase in the general cost of living. Some renters pay rent plus all or some of the utility costs. Other renters do not pay utility costs directly; instead, these costs are included in the rent. Note as well that the rent data portrayed in Figure 2 cover only conventional rental apartments in structures of three units or more. They do not include other types of homes that may be rented, such as basement apartments, condominiums, and single- and semi-detached homes. This secondary rental market is thought to account for approximately half of all rented homes in Canada. In 2006, the universe of conventional rental apartments covered by CMHC's Rental Market Survey comprised 1.9 million units. The number of renter households enumerated by the 2006 Census was 3.9 million.

A second reason is that homeowners pay property taxes, which, though linked to housing prices, change in accordance with the revenue needs of municipalities. Property taxes also increased faster than the cost of living from 1991 to 2006.[6]

A further consideration is that it is the purchase price of a home, not its current price, that influences the monthly shelter expenses of homeowners. The monthly costs of homeowners are a product of the amount borrowed (if any), other loan details (such as the mortgage rate and amortization schedule), property taxes, any condominium fees, and utility costs. If housing prices rise, increases affect the shelter costs of those buying homes at the time but have no effect on the shelter costs of homeowners who bought their homes previously.[7]

Thus, shelter costs in part reflect choices made by individual households about the amenities and space they need, how much they are willing to pay, and, for homeowners, how they finance their purchases and the repayment schedule they choose. In recent years, the decision of large numbers of households to buy homes in itself is likely to have raised average shelter costs since owners with mortgages typically have higher shelter costs than renters.[8] We will return to the potential effects of tenure changes on shelter costs below.

Incomes Drive Shifts in Housing Affordability in the 1990s

During the 1990s, changes in household incomes drove shifts in housing affordability.[9] Growth in shelter costs did not differ appreciably in the first and second halves of the decade (see Table 1). By contrast, household incomes grew about three times more rapidly in the late 1990s than in the early 1990s.

Early in the decade, shelter costs rose more rapidly than household incomes. From 1991 to 1996, average shelter costs in Canada increased 11.1%. Average before-tax household incomes grew more slowly, by only 6.3% from 1990 to 1995, less than the cost of living.[10]

Boosted by the strong labour market described earlier, average household incomes before taxes rose 19.7% from 1995 to 2000, considerably faster than shelter costs, which increased 11.0% between 1996 and 2001. After rising from 21.0% to 22.3% between 1991 and 1996 when income growth was weak, the average shelter-cost-to-income ratio (STIR) for all households fell back to 21.3% in 2001 (see Figure 3).[11]

Income and shelter cost trends for renters and homeowners followed the general pattern outlined above. For both tenure groups, incomes grew more slowly than shelter costs in the early 1990s but faster than shelter costs in the late 1990s. The acceleration in income growth was particularly pronounced for renters (see Table 1).[12]

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[6] The property tax component of the Consumer Price Index rose 45% between 1991 and 2006, compared to 32% for the general cost of living.

[7] There might be an effect if rising home equity tempted homeowners to increase their mortgage principal through refinancing.

[8] In 2006, the average monthly shelter cost of homeowners with mortgages was $1,375, compared to $725 for renters.

[9] A more detailed account of income and shelter cost changes in the 1990s can be found in Canada Mortgage and Housing Corporation, 2001 Census Housing Series: *Issue 5 Growth in Household Incomes and Shelter Costs 1991-2001* Research Highlights Socio-economic Series 04-027 (Ottawa: CMHC, 2004).

[10] From 1990 to 1995, the Consumer Price Index rose 11.7%. As described previously, reference dates for income and shelter cost data collected by the Census of Canada differ. Income data refer to the calendar year preceding the census, while shelter cost data give expenses for the current year. Shelter-cost-to-income ratios (STIRs) are computed by comparing current shelter costs to incomes from the previous year.

[11] Statistics Canada rounded STIR estimates obtained by CMHC for 1991 to zero decimal places. Estimates for later years feature an extra decimal place.

[12] Seemingly counterintuitive, the fact that income growth for all households (19.7%) from 1995 to 2000 exceeded that for both owners (18.7%) and renters (16.9%) reflects the jump in the proportion of households owning in 2001 in comparison to 1996. Average household income can be thought of as a weighted average of the incomes of owner and renter households and, as such, can grow because the incomes of owners or renters grow or because the relative proportion of owners and renters shifts in favour of the higher-income group (i.e. owners).

Table 1 Average Household Incomes and Shelter Costs, Canada, 1991-2006

	Average household income ($)				Changes (%)		
	1990	1995	2000	2005	1990-1995	1995-2000	2000-2005
All households	47,944	50,958	60,976	72,391	6.3	19.7	18.7
Owners	56,676	60,633	71,946	85,857	7.0	18.7	19.3
Renters	32,929	33,177	38,797	41,943	0.8	16.9	8.1
	Average monthly shelter costs ($)				**Changes (%)**		
	1991	1996	2001	2006	1991-1996	1996-2001	2001-2006
All households	619	688	764	905	11.1	11.0	18.5
Owners	665	738	820	983	11.0	11.1	19.9
Renters	538	593	649	725	10.2	9.4	11.7
	Consumer Price Index (2002 = 100)				**Changes (%)**		
	1991	1996	2001	2006	1991-1996	1996-2001	2001-2006
All-items index	82.8	88.9	97.8	109.1	7.4	10.0	11.6

Source: CMHC (census-based housing indicators and data) and adapted from Statistics Canada (CANSIM)

Shelter Costs Catch Up to Incomes, 2001-2006

More recent changes in incomes and shelter costs are not so easily characterized with respect to housing affordability. The strong labour market continued to raise real incomes, but shelter costs accelerated in the face of growing housing demand (see Table 1). In Canada as a whole, growth in shelter costs from 2001 to 2006 (18.5%) almost equaled income growth from 2000 to 2005 (18.7%).

Renters and homeowners both faced more rapid increases in shelter costs than during the late 1990s. The average shelter costs of homeowners in Canada rose 19.9% between 2001 and 2006, those of renters 11.7%. The more pronounced acceleration for homeowners was consistent with the strong increases in housing prices noted earlier.[13] The large numbers of households buying homes during the period encountered resale prices that were rising on average by 10% a year before inflation.[14] For both tenure groups, these shelter cost changes surpassed increases in household incomes from 2000 to 2005, which came to 19.3% for homeowners and just 8.1% for renters.[15] Growth in renter incomes may have been restrained by the movement of households into home ownership since renters who bought homes likely had higher incomes on average than other renters.

Average household incomes rose faster than shelter costs in Quebec, Manitoba, Saskatchewan, Alberta, British Columbia, and the territories (see Appendix Table 1). The differences were largest in the territories and Alberta. Alberta had the strongest income growth of any province (31.0%), bettered only by Nunavut (32.2%). Shelter costs in Alberta and Nunavut rose 22.0% and 19.7% respectively. By contrast, in the Atlantic provinces and Ontario, average shelter costs increased faster than incomes. The income shortfall was largest in Prince Edward Island, where shelter cost growth (24.3%) was the highest of any province or territory and income growth (15.4%) the second lowest, next to New Brunswick.

[13] See Figure 2.

[14] From 2001 to 2006, the average MLS® residential price in Canada rose from $171,743 in 2001 to $276,883 (prices not adjusted for inflation). MLS® is a registered trademark of the Canadian Real Estate Association.

[15] On the surface, these patterns pose an apparent contradiction – faster income than shelter cost growth for all households but the reverse for owners and renters separately. This development reflects the substantial rise in the percentage of homeowners from 2001 to 2006. As explained in footnote 12, increases in the percentage of owners can result in averages for all households increasing at faster rates than averages within owner and renter groups.

The incomes and shelter costs of homeowners followed the same overall geographic pattern. Owner shelter costs rose faster than incomes in the Atlantic provinces and Ontario, and incomes had the upper hand elsewhere, especially in the Northwest Territories and Nunavut. By contrast, renters in most parts of Canada faced shelter costs that rose faster than their incomes. It was only in British Columbia, where the difference was modest, Yukon, and Nunavut that renter incomes grew faster than shelter costs.

Shelter-Cost-to-Income Ratios Edge Up, 2001-2006

From 2001 to 2006, the average shelter-cost-to-income ratio (STIR) for all households in Canada edged up from 21.3% to 21.8% (see Figure 3). The average STIRs of owner and renter households both increased – from 17.9% to 18.7% for owners and from 28.2% to 28.9% for renters. Despite these increases, the average STIRs for all households and for renters remained below their 1996 post-recession peaks.

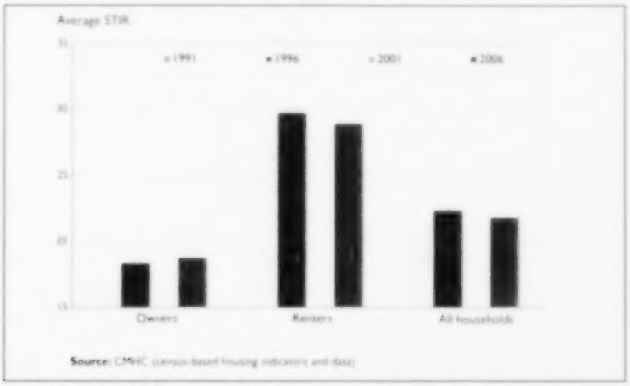


Figure 3 Average Shelter-Cost-to-Income Ratios (STIRs), Canada, 1991-2006

Homeowners were a different story. Despite a decade of income growth, they spent a higher fraction of their incomes on shelter in 2006 (18.7%) than in 1996 (18.3%). The tremendous increase in the home ownership rate during this period may have played a role in the lack of improvement in the average STIRs of owner households. Faced with rapidly rising housing prices, new homeowners may have opted to incur relatively high STIRs in order to purchase their homes, offsetting the lower STIRs of other homeowners.[16] Between 2001 and 2006, the average STIR of homeowners with mortgages rose from 23.3% to 24.0%, while that for owners without mortgages scarcely budged (from 11.5% to 11.6%).

Further support for this view can be found in Table 2, which shows average STIRs by income group in 2001 and 2006. In all but the lowest income group, average STIRs increased, even among households with incomes of $100,000 or more. The average STIRs of homeowners rose at all income levels, and increases in STIRs were larger for owners than renters in every group.

Of course, many households have little choice but to spend high percentages of their incomes on shelter because their incomes are so low. Households with low incomes tend to economize by spending less on housing than other households, but savings

Table 2 Average STIRs by Income Group, Canada, 2001 and 2006

	All households		Owners		Renters	
Household income groups	**2001 (%)**	**2006 (%)**	**2001 (%)**	**2006 (%)**	**2001 (%)**	**2006 (%)**
All households	21.3	21.8	17.9	18.7	28.2	28.9
Less than $10,000	57.5	56.6	51.9	53.8	59.4	57.5
$10,000 - $19,999	38.4	41.9	32.5	36.6	42.3	44.8
$20,000 - $29,999	27.1	31.0	24.8	29.2	29.6	32.7
$30,000 - $39,999	22.0	25.1	21.4	25.0	22.8	25.3
$40,000 - $49,999	19.1	21.4	19.1	21.7	19.0	20.9
$50,000 - $74,999	16.2	17.9	16.4	18.2	15.5	16.8
$75,000 - $99,999	13.5	14.9	13.7	15.2	12.5	13.3
$100,000 and over	10.1	11.0	10.2	11.0	9.9	10.3

Source: CMHC (census-based housing indicators and data)

[16] In theory, the proportion of income spent by an owner household on shelter should decline in the years following purchase since mortgage payments are fixed, at least for the term of the mortgage, while incomes can rise through cost-of-living adjustments and career advancement.

are not sufficient to compensate for their lack of income. The average STIR of households with incomes under $10,000 declined between 2001 (57.5%) and 2006 (56.6%) but, despite average shelter costs of only $369 a month, remained very high.

Renters in 2006 had average STIRs that in most provinces were at least 10 percentage points higher than those of owners (see Appendix Table 2). Differences were narrower in the territories. Nunavut was the only province or territory in which owners had a higher average STIR than renters, likely owing to the prevalence there of subsidized rental housing.

Large income differences are the reason STIRs for renters are so much higher than those of homeowners. Across provinces and territories, the incomes of owner households ranged from two-thirds higher to more than double those of renters in 2005 (see Appendix Table 3). Differences in shelter costs by tenure were narrower than income differences, ranging in 2006 from about 10% to 35% higher for homeowners. These differences are deceptive, however, because homeowners eventually reduce shelter costs by paying off their mortgages. Homeowners with mortgages in 2006 had average shelter costs that were almost double those of renters, yet their higher incomes still allowed them to have a lower average STIR (see Table 3).

Between 2001 and 2006, average STIRs for all households and for homeowners rose in every province except Manitoba and fell in each of the territories (see Appendix Table 2). Among renters, average STIRs dropped or held steady in Newfoundland and Labrador, Manitoba, British Columbia, Yukon, and Nunavut, but increased elsewhere.

In 2006, average STIRs in British Columbia (23.1%) and Ontario (23.0%) were the highest of any province or territory. Homeowners in these two provinces spent higher fractions of their incomes on shelter (20.2%) than homeowners in other parts of Canada. At 30.4% and 30.2% respectively, renters in Ontario and British Columbia also had elevated STIRs, trailing only Nova Scotia (31.0%). The high STIRs in Ontario and British Columbia were in part a reflection of high shelter costs, but such costs were also high in Alberta. Average STIRs in Alberta were lower than in British Columbia and Ontario because incomes were higher (see Appendix Table 3). In 2005, Alberta replaced Ontario as the province with the highest average household income ($87,604), after posting the fastest income growth of any province between 2000 and 2005.

Metropolitan Areas Show Substantial Differences in Growth of Household Incomes and Shelter Costs

The relative strengths of income and shelter cost growth differed considerably from city to city between 2001 and 2006. Household incomes grew faster than shelter costs in metropolitan areas[17] in Quebec (excluding Montréal), Northern Ontario, and provinces west of Ontario (see Appendix Table 1). In most other urban centres, shelter costs outpaced household incomes.

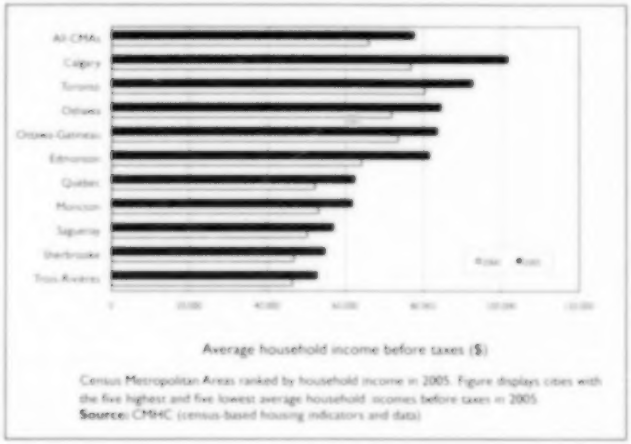
Table 3 Average Incomes, Shelter Costs, and STIRs by Tenure, Canada, 2006

	Households (000s)	Average household income ($)	Average monthly shelter cost ($)	Average STIR (%)
All households	11,766.1	72,391	905	21.8
Owned	8,158.1	85,857	983	18.7
With mortgage	4,678.9	87,982	1,375	24.0
Without mortgage	3,479.2	83,000	455	11.6
Rented	3,608.0	41,943	725	28.9

[1] Income data collected by the Census of Canada refer to the previous calendar year.

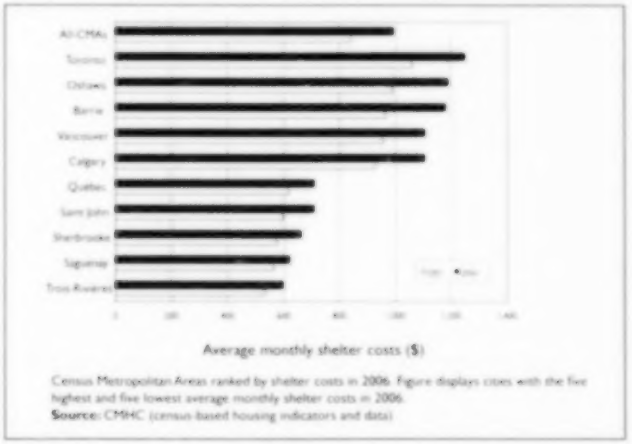
Source: CMHC (census-based housing indicators and data)

[17] As used here, the term "metropolitan area" refers to Census Metropolitan Areas, defined by Statistics Canada to be communities with total populations of at least 100,000, of which at least 50,000 must live in the urban core.



Census Metropolitan Areas ranked by household income in 2005. Figure displays cities with the five highest and five lowest average household incomes before taxes in 2005.
Source: CMHC (census-based housing indicators and data)

Figure 4 Average Household Income, Selected Metropolitan Areas, 2000 and 2005



Census Metropolitan Areas ranked by shelter costs in 2006. Figure displays cities with the five highest and five lowest average monthly shelter costs in 2006.
Source: CMHC (census-based housing indicators and data)

Figure 5 Average Shelter Costs, Selected Metropolitan Areas, 2001 and 2006

Among centres where incomes grew faster than shelter costs, the difference in growth rates was largest in Calgary. Calgary had the strongest income growth of any metropolitan area (32.7%), followed by Edmonton (27.2%). With an average household income of $101,749 in 2005, Calgary moved past Toronto ($92,732) to the top of the metropolitan income ranking (see Figure 4 and Appendix Table 3).

Average STIRs dropped slightly or were effectively unchanged in metropolitan areas in Quebec (excluding Montréal), Northern Ontario, Manitoba, and Saskatchewan (see Appendix Table 2). As was the case in 2001, Toronto (25.2%) and Vancouver (24.8%) had the highest average STIRs among metropolitan areas in 2006. STIRs were generally lower than average in Atlantic Canada, Quebec, and the Prairies. The average STIR in Calgary (21.6%) was relatively low despite higher-than-average shelter costs. Calgary, Vancouver, Toronto, and a number of other cities, most of them in Southern Ontario, had average shelter costs that topped $1,000 a month, almost double the average in the lowest cost centres (see Figure 5).

SUMMARY

Changes in household incomes and shelter costs are important influences on housing affordability. The period from 1991 to 2006 featured three distinct phases of income and shelter cost growth, each tied to the state of the economy.

Initially, in the first half of the 1990s when the economy grew slowly, shelter costs increased faster than household incomes. Later, in the second half of the decade, an improving economy and labour market pushed the rate of income growth above the rate of shelter cost growth. As a result, households spent proportionately less of their before-tax incomes on housing in 2001 than they did in 1996.

In the final phase, the years from 2001 to 2006, shelter costs grew at about the same rate as household incomes. Incomes increased almost as fast as they did during the late 1990s, but rising housing demand drove up shelter costs. In 2006, households on average spent a slightly higher percentage of their incomes on shelter than in 2001. Average shelter-cost-to-income ratios rose in all provinces except Manitoba and fell in the territories.

Appendix Table 1 Growth in Average Household Incomes and Shelter Costs, 1996-2006 (per cent)

	All Households				Owners				Renters			
	% Change in Average Household Income		% Change in Average Shelter Cost		% Change in Average Household Income		% Change in Average Shelter Cost		% Change in Average Household Income		% Change in Average Shelter Cost	
	1995-00	2000-05	1996-01	2001-06	1995-00	2000-05	1996-01	2001-06	1995-00	2000-05	1996-01	2001-06
CANADA	19.7	18.7	11.0	18.5	18.7	19.3	11.1	19.9	16.9	8.1	9.4	11.7
Newfoundland and Labrador	12.4	19.0	10.8	20.6	13.2	20.1	12.7	23.1	5.5	10.3	3.7	11.4
Prince Edward Island	14.1	15.4	9.6	24.3	13.8	16.4	10.4	27.1	11.9	8.0	7.0	15.1
Nova Scotia	16.8	17.2	11.9	19.2	17.4	18.3	12.6	21.0	13.7	9.4	9.9	13.4
New Brunswick	14.8	15.1	13.0	18.3	14.9	15.7	14.1	19.5	12.6	8.1	9.3	14.1
Quebec	16.8	16.6	5.3	16.4	16.0	17.7	4.9	16.7	16.6	8.4	5.2	14.3
Ontario	22.7	16.7	10.9	19.1	20.7	17.0	9.7	20.9	19.1	4.3	11.3	10.0
Manitoba	16.7	18.2	11.3	14.5	16.3	18.2	12.3	13.8	13.4	12.7	7.5	15.3
Saskatchewan	16.1	21.8	18.8	20.0	14.9	21.8	18.6	20.3	13.2	14.4	17.4	16.9
Alberta	25.4	31.0	20.5	22.0	23.4	31.2	19.0	22.0	24.3	17.9	22.0	18.8
British Columbia	13.9	17.8	11.9	15.5	13.4	17.6	14.0	16.8	12.9	10.2	6.5	9.4
Yukon Territory	8.9	16.3	3.2	8.5	9.8	17.8	2.3	9.2	-1.7	11.3	2.2	5.8
Northwest Territories[1]	N.A.	27.5	N.A.	20.0	N.A.	31.7	N.A.	17.5	N.A.	20.9	N.A.	24.9
Nunavut[1]	N.A.	32.2	N.A.	19.7	N.A.	34.8	N.A.	15.2	N.A.	32.7	N.A.	25.5
All CMAs	21.1	17.8	10.5	17.9	19.4	17.6	9.6	18.6	18.1	6.8	9.6	11.7
St. John's	13.7	18.9	6.1	18.8	13.6	19.2	6.3	19.8	7.4	9.0	2.4	12.4
Halifax	17.1	16.9	8.6	19.5	17.1	17.5	8.0	21.0	12.6	8.9	9.0	14.6
Moncton	13.2	16.5	12.0	20.4	13.7	17.4	13.3	21.8	14.1	5.8	8.5	15.3
Saint John	16.1	17.7	10.3	18.7	16.2	16.8	10.2	19.3	11.2	12.2	9.2	14.0
Saguenay	14.9	13.6	3.1	10.3	14.2	16.8	2.6	10.7	13.9	2.6	3.6	9.0
Québec	13.4	19.7	2.2	15.2	12.4	19.9	0.7	14.2	15.7	11.3	4.2	15.0
Sherbrooke	14.5	17.1	5.5	15.3	12.2	18.6	3.8	15.4	16.3	10.4	7.2	13.8
Trois-Rivières	11.9	13.8	3.3	12.8	11.0	15.6	2.2	12.9	11.2	9.8	3.8	13.4
Montréal	18.7	16.3	5.1	17.3	17.6	16.7	3.9	16.2	18.0	8.0	5.2	15.8
Ottawa-Gatineau	24.1	13.9	5.0	18.9	22.0	12.2	2.8	18.9	22.7	2.1	7.1	13.0
Gatineau	16.3	17.6	1.0	19.6	16.6	16.0	0.4	18.1	15.4	6.0	2.7	15.7
Ottawa	26.4	13.3	6.1	19.2	23.4	11.6	3.5	19.5	25.3	1.5	9.0	12.8
Kingston	16.0	19.8	4.1	20.6	14.7	19.1	1.6	21.7	12.1	9.5	7.7	14.8
Peterborough	16.0	21.6	7.6	23.8	14.2	22.8	7.5	26.4	16.8	11.8	6.9	15.2
Oshawa	18.9	17.8	8.7	20.3	16.9	17.3	7.2	20.2	13.1	6.9	7.9	13.6
Toronto	26.4	15.5	12.8	17.9	23.4	15.3	9.8	19.3	21.4	2.3	14.6	8.4
Hamilton	19.5	19.1	10.3	20.3	17.6	18.7	9.3	21.3	14.8	8.6	9.0	12.5
St. Catharines - Niagara	16.9	17.2	11.0	21.8	15.6	17.6	11.3	23.4	15.3	10.0	8.1	15.2
Kitchener	22.3	18.6	11.3	20.1	19.4	18.8	9.2	21.0	20.1	6.7	12.0	13.1
Brantford	13.7	25.9	7.5	22.1	14.5	22.9	8.6	22.3	11.6	15.2	4.5	14.1
Guelph	21.9	17.7	11.1	22.6	18.2	18.7	8.6	25.6	18.0	2.5	11.4	9.4
London	16.6	18.8	6.4	18.1	15.3	18.8	6.3	19.0	11.9	9.1	4.2	12.4
Windsor	21.3	10.7	15.4	17.9	19.1	11.0	16.1	20.0	19.6	-2.6	10.3	6.5
Barrie	22.6	18.3	12.2	22.4	19.4	17.3	10.7	22.3	20.0	9.1	11.0	16.9
Greater Sudbury	10.7	22.3	2.9	14.8	7.5	24.5	2.1	16.4	12.6	11.8	1.2	10.0
Thunder Bay	11.6	13.4	5.8	11.5	11.0	14.4	6.0	12.6	3.7	7.3	1.8	8.2
Winnipeg	17.7	18.3	10.0	14.5	17.3	18.5	10.8	13.3	15.2	11.5	6.6	15.9
Regina	16.3	19.4	15.9	17.7	15.0	18.8	14.5	17.9	13.6	16.3	17.4	15.5
Saskatoon	17.4	24.1	20.7	19.3	14.8	25.2	19.2	20.3	15.2	12.1	20.4	14.4
Calgary	29.8	32.7	22.1	19.1	25.3	33.0	18.2	19.3	29.6	13.8	27.7	13.4
Edmonton	23.2	27.2	15.0	23.0	21.7	26.6	13.6	21.8	23.1	18.3	16.9	22.7
Kelowna	16.1	21.9	13.9	21.4	15.6	20.8	17.1	21.6	13.9	16.5	4.9	19.0
Abbotsford	14.3	17.5	12.0	17.3	14.2	18.5	15.0	18.6	15.5	5.7	3.3	7.7
Vancouver	16.5	17.0	11.8	15.8	15.5	16.2	13.2	15.9	15.3	9.5	8.1	8.8
Victoria	11.2	22.2	7.7	18.1	10.5	23.8	10.0	20.4	10.9	13.6	2.5	12.0

[1] In 1999, Nunavut was established as a territory distinct from the Northwest Territories (NWT). As a result, data are only available for Nunavut and the NWT exclusive of Nunavut beginning with 2001.

Source: CMHC (census-based housing indicators and data)

Appendix Table 2 Average shelter-Cost-to-Income Ratios (STIRs), 1996, 2001, and 2006 (per cent)

	All Households			Owners			Renters		
	1996	2001	2006	1996	2001	2006	1996	2001	2006
CANADA	22.3	21.3	21.8	18.3	17.9	18.7	29.7	28.2	28.9
Newfoundland and Labrador	18.1	18.5	18.8	15.1	15.6	16.0	29.3	29.9	29.6
Prince Edward Island	19.7	19.3	20.6	16.2	16.1	17.5	29.0	28.4	29.5
Nova Scotia	20.7	20.5	20.8	16.8	16.7	17.1	30.8	30.5	31.0
New Brunswick	18.7	18.7	19.1	15.6	15.9	16.3	28.3	27.6	28.3
Quebec	22.7	20.9	21.0	18.1	16.9	17.0	29.1	26.6	27.3
Ontario	23.2	22.0	23.0	19.4	18.7	20.2	30.5	29.3	30.4
Manitoba	20.1	19.6	19.3	16.3	16.3	16.1	28.5	27.3	27.3
Saskatchewan	19.0	19.7	20.0	15.4	16.3	16.9	27.2	28.3	28.5
Alberta	20.8	20.5	20.7	17.8	17.9	18.3	27.4	26.8	27.5
British Columbia	23.0	22.9	23.1	18.7	19.4	20.2	31.6	30.3	30.2
Yukon Territory	20.4	20.0	19.1	17.9	17.0	16.4	24.7	26.3	25.2
Northwest Territories[1]	N.A.	18.4	18.0	N.A.	17.5	15.9	N.A.	19.6	20.5
Nunavut[1]	N.A.	14.2	13.1	N.A.	18.4	16.3	N.A.	12.7	12.1
All CMAs	23.6	22.2	22.9	19.3	18.6	19.6	30.2	28.4	29.4
St. John's	21.8	21.2	21.6	18.1	17.5	18.3	30.5	30.3	30.8
Halifax	22.9	22.0	22.7	18.1	17.3	18.1	30.7	30.2	31.3
Moncton	20.3	20.4	21.0	16.3	16.8	17.3	29.8	28.8	30.1
Saint John	19.9	19.6	19.7	16.0	16.2	16.6	28.0	27.1	27.4
Saguenay	21.4	19.7	19.3	17.4	15.9	15.2	28.1	26.4	26.7
Québec	22.7	20.8	20.2	17.7	16.2	15.6	29.3	26.8	26.8
Sherbrooke	23.4	21.7	21.7	17.7	16.6	16.5	29.4	27.5	28.0
Trois-Rivières	22.2	20.7	20.7	16.9	16.0	15.6	29.3	27.4	27.8
Montréal	24.8	22.4	22.9	19.7	18.1	18.4	30.0	27.0	28.2
Ottawa-Gatineau	23.1	20.6	21.4	18.7	16.7	17.7	29.9	27.3	29.2
Gatineau	22.6	20.4	20.5	18.8	16.8	17.1	29.3	26.6	27.9
Ottawa	23.3	20.7	21.7	18.6	16.6	18.0	30.1	27.5	29.7
Kingston	23.7	22.3	22.4	18.9	17.8	18.3	31.7	31.0	31.6
Peterborough	23.5	22.4	22.8	18.9	18.6	19.3	34.6	32.5	32.8
Oshawa	23.2	21.8	22.7	20.5	19.4	20.6	30.7	30.0	30.9
Toronto	24.9	23.5	25.2	21.1	20.3	22.5	30.6	29.5	31.2
Hamilton	22.9	21.9	22.7	19.1	18.7	19.9	30.7	29.5	30.4
St. Catharines - Niagara	22.0	21.5	22.4	18.4	18.5	19.6	31.7	30.2	30.8
Kitchener	22.7	21.2	22.0	18.9	18.1	19.2	29.3	27.9	28.8
Brantford	23.0	22.4	21.6	18.8	18.5	18.9	32.3	30.9	29.6
Guelph	22.5	21.2	22.3	18.9	18.2	19.6	28.8	28.1	29.3
London	23.6	22.4	22.6	18.8	18.1	18.9	31.2	30.2	30.1
Windsor	21.3	20.8	21.7	17.3	17.5	18.7	30.9	29.8	31.2
Barrie	24.4	22.8	24.0	21.4	20.5	22.1	32.4	30.9	32.3
Greater Sudbury	22.4	21.4	20.4	17.5	17.6	16.5	31.5	29.3	28.7
Thunder Bay	20.8	20.3	20.1	17.1	16.9	16.8	29.8	29.7	29.4
Winnipeg	21.4	20.4	20.2	17.1	16.7	16.5	29.6	27.8	28.1
Regina	20.1	20.4	20.3	16.3	16.3	16.7	28.0	30.0	29.0
Saskatoon	21.5	22.3	22.3	16.6	17.9	18.3	29.9	30.9	31.0
Calgary	21.8	21.2	21.6	18.8	18.7	19.3	28.0	27.4	28.4
Edmonton	21.6	20.7	21.1	18.1	17.6	18.1	28.2	27.1	28.2
Kelowna	23.0	22.8	23.1	18.9	19.7	20.5	33.7	31.5	32.0
Abbotsford	23.6	23.6	24.2	20.4	21.3	22.3	32.1	29.4	29.9
Vancouver	24.7	24.2	24.8	20.3	20.7	22.0	31.6	30.0	30.2
Victoria	23.8	23.1	23.3	18.7	18.8	19.5	32.6	30.8	30.7

[1] In 1999, Nunavut was established as a territory distinct from the Northwest Territories (NWT). As a result, data are only available for Nunavut and the NWT exclusive of Nunavut beginning with 2001.

Source: CMHC (census-based housing indicators and data).

Appendix Table 3 Average Household Incomes (2005) and Shelter Costs (2006)

	Average household income ($)			Average monthly shelter costs ($)		
	All households	Owners	Renters	All households	Owners	Renters
CANADA	72,391	85,857	41,943	905	983	725
Newfoundland and Labrador	56,854	62,705	34,237	621	635	568
Prince Edward Island	56,632	64,562	33,815	711	742	619
Nova Scotia	59,270	67,849	35,975	727	748	669
New Brunswick	56,562	63,612	33,695	647	669	575
Quebec	60,828	75,851	37,473	723	803	598
Ontario	81,329	95,444	45,036	1,064	1,152	835
Manitoba	62,887	74,051	35,578	712	759	596
Saskatchewan	62,510	72,239	35,727	714	752	608
Alberta	87,604	101,080	49,558	991	1,055	809
British Columbia	71,602	82,224	45,966	976	1,037	825
Yukon Territory	75,126	87,020	49,835	868	930	727
Northwest Territories	94,403	115,800	69,706	1,117	1,253	953
Nunavut	75,986	111,559	65,558	746	1,199	606
All CMAs	77,599	94,978	43,389	995	1,110	766
St. John's	67,773	80,499	34,192	829	907	617
Halifax	68,858	84,308	39,838	901	979	753
Moncton	61,764	72,874	34,431	778	831	648
Saint John	62,707	74,527	34,278	710	773	555
Saguenay	56,997	71,031	32,157	623	692	499
Québec	62,381	79,638	37,328	711	788	598
Sherbrooke	54,762	73,176	32,986	664	764	545
Trois-Rivières	52,770	68,616	30,858	600	674	498
Montréal	65,529	87,006	39,934	822	963	652
Ottawa-Gatineau	83,606	101,404	45,700	1,030	1,130	816
Gatineau	70,609	85,225	39,212	855	946	655
Ottawa	88,176	107,113	47,963	1,092	1,195	872
Kingston	71,723	86,465	39,326	926	997	769
Peterborough	68,029	79,217	37,147	911	963	766
Oshawa	84,556	95,142	44,145	1,191	1,278	851
Toronto	92,732	111,914	50,488	1,251	1,384	952
Hamilton	79,504	94,015	41,183	1,041	1,143	766
St. Catharines - Niagara	66,960	76,518	37,878	894	950	722
Kitchener	80,429	95,544	44,210	1,033	1,133	792
Brantford	69,443	80,115	38,764	906	970	718
Guelph	80,377	94,617	43,827	1,084	1,192	803
London	72,728	89,293	39,293	938	1,041	727
Windsor	75,774	88,095	37,787	953	1,032	706
Barrie	78,668	86,403	45,127	1,182	1,241	921
Greater Sudbury	69,840	85,413	37,319	816	907	625
Thunder Bay	66,239	77,610	34,468	775	830	622
Winnipeg	66,300	80,807	35,556	768	836	621
Regina	70,012	83,461	37,463	817	883	656
Saskatoon	68,351	84,173	35,020	836	918	661
Calgary	101,749	118,507	51,783	1,106	1,183	873
Edmonton	81,524	96,694	46,032	961	1,039	774
Kelowna	68,117	75,303	44,019	958	984	871
Abbotsford	68,378	77,422	42,126	1,049	1,143	770
Vancouver	78,108	92,509	49,612	1,107	1,215	889
Victoria	71,159	85,481	43,933	979	1,062	820

Source: CMHC (census-based housing indicators and data)

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